

009.A

0002

0029.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

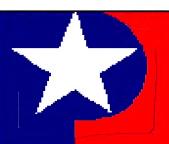
970,000 / 970,000

USE VALUE:

970,000 / 970,000

ASSESSED:

970,000 / 970,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
29		LINWOOD ST, ARLINGTON

**OWNERSHIP**

Unit #: 29

Owner 1: ORTH ERIC S &amp; ELIZABETH

Owner 2:

Owner 3:

Street 1: 29 LINWOOD ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: SULLIVAN BRIAN TRUSTEE -

Owner 2: SULLIVAN LINWOOD TRUST -

Street 1: 29 LINWOOD ST UNIT 29

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Vinyl Exterior and 2200 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

**EXTERIOR INFORMATION**

Type:	99 - Condo Conv	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:	DV - GDV	

**BATH FEATURES**

Full Bath:	2	Rating: Good	GLA=2200.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRs: 3	Baths: 2 HB

**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1926
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 10.8 %

**CALC SUMMARY**

Basic \$ / SQ:	305.00
Size Adj.:	1.12727273
Const Adj.:	1.18788123
Adj \$ / SQ:	408.415
Other Features:	82500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1079115
Depreciation:	116544
Depreciated Total:	962570

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	449.26	
Special Features:	0	Val/Su Net:	437.55	
Final Total:	962600	Val/Su SzAd	437.55	

**SKETCH**UnSketched SubAreas:  
GLA: 2200,**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1920	22.31	T	40	102			4,600			4,600
22	Wood Deck	D	Y	1	16x16	A	AV	2010	9.91	T	7.2	102			2,400			2,400
19	Patio	D	Y	1	8x8	A	AV	2010	6.00	T	7.2	102			400			400

PARCEL ID 009.A-0002-0029.0

More: N

Total Yard Items:

7,400

Total Special Features:

Total:

7,400

SKETCH

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,200	408.420	898,513
Size Ad	2200 Gross Area	2200	FinArea	2200

SUB AREA DETAIL	
Sub Area	% Usbl
Descrip	% Type
Qu	# Ten
Net Sketched Area:	2,200
Total:	898,513

**IMAGE****AssessPro Patriot Properties, Inc**